

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

MEETING DATE: 3/16/05

DIVISION: COUNTY ADMINISTRATOR

BULK ITEM: YES

DEPARTMENT: AIRPORTS

STAFF CONTACT PERSON: Peter Horton

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AGENDA ITEM WORDING: Approval of award of bid to High Performance Surfacing, Inc. for the Customs Building Decorative Pedestrian Traffic Waterproofing, in the amount of \$23,980.00.

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ITEM BACKGROUND: Although five proposals were solicited, High Performance was the only responsive bidder.

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PREVIOUS RELEVANT BOCC ACTION: Approval to submit Passenger Facility Charge Application # 8, October 15, 2003.

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CONTRACT/AGREEMENT CHANGES: N/A

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STAFF RECOMMENDATION: Approval

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TOTAL COST: \$23,980.00

BUDGETED: Yes

COST TO AIRPORT: none

SOURCE OF FUNDS: Federal Aviation Administration, PFC Revenue

COST TO PFC: 1,199.00

COST TO COUNTY: None

REVENUE PRODUCING: No

AMOUNT PER MONTH /YEAR:

APPROVED BY: County Attorney N/A

OMB/Purchasing N/A

Risk Management N/A

AIRPORT DIRECTOR APPROVAL \_\_\_\_\_



Peter J. Horton

DOCUMENTATION: Included X

Not Required

AGENDA ITEM # \_\_\_\_\_

DISPOSITION: \_\_\_\_\_

/bev  
APB





February 25, 2005

Mr. Peter Horton  
Airport Manager  
Key West International Airport  
3491 S. Roosevelt Blvd.  
Key West, Fl. 33040

Reference: Terminal Rehabilitation (Custom Building-Decorative Pedestrian Traffic  
Waterproofing Material)  
Key West International Airport  
AIP No. 3-12-0037-2404  
PFC Application No.: 8  
*Recommendation to Award*

Dear Mr. Horton,

After URS requested price quotes from five contractors on October and November 2004 (see attachment), we received only one proposal from High Performance Surfacing, Inc.

Based on the written price quote, URS recommend the only responsive bidder High Performance Surfacing, Inc., in the amount of \$ 23,980.00.

Subject to the BOCC's concurrence in the bid documents requirements, it is recommended that High Performance Surfacing, Inc. be awarded the contract for the reference project.

A draft of the award letter to the contractor is also included.

Sincerely,

URS Corporation

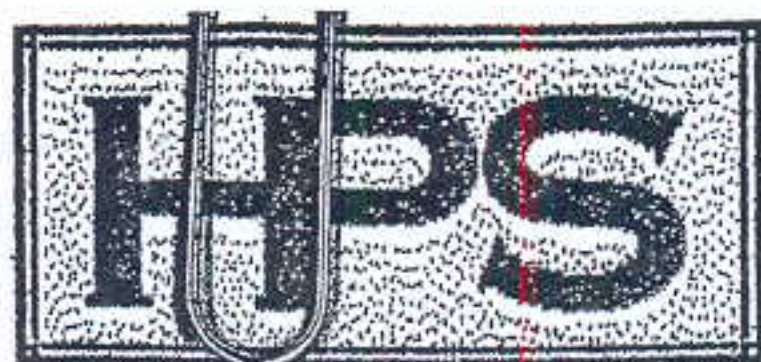
(FOL) Andres Gutierrez, P.E.  
Project Manager

Xc: Bevette Moore, Airport Business Administrator  
Mil Reisert, P.E. URS Corporation  
Project File

URS Corporation  
7650 Corporate Center Drive, Suite 400  
Miami, FL 33126-1220  
Tel: 305.262.7466  
Fax: 305.261.4017

F:\keywest\Terminal Rehabilitation\Seal\recomtoaward.doc





High Performance Surfacing,  
Inc.

2850 NE. 41 RD  
HOMESTEAD, FL 33033

786-223-8383

## PROPOSAL

**Date:** October 27, 2004

**Reference Number:** Decorative Pedestrian Traffic-Bearing

**Prepared for:** URS Corporation  
7650 Corporate Center Dr  
Suite 400  
Miami, FL 33126-1220

**Site:** Key West International Airport  
(Costom Building)

**Areas:** Ramp, Walkways & Stair areas

**Contact:** Arnold Deannuate  
Mel Reisert  
Andres Gutierrez

**Surface system:** Neogard's Peda-gard pedestrian  
waterproofing system

### Specs:

Area	Sq. Ft	Preparation	Type	Color	Sealer	Charge	Total
ramp, walkways & stair	4,360	Shot Blasting	Neogard's Peda-Gard	gray or tan	7430uretha	5.50	23,980.00
							-
							-
							-
							-

**Grand Total: \$ 23,980.00**

### Description:

Surface is to be grinded in order to remove existing paint. Cracks are to be sealed and joints filled. Eucopoxy Tufcoat is to be applied and silica is to be broadcasted for grit. Floor is to be protected with Eucothane. Floor is to be left with an anti-slip surface.

### Prerequisites:

Contractor must leave surface free of any materials, tools, etc.

### Terms:

To be discuss with customer

**WARRANTY:** If during the surface preparation phase hidden damage is uncovered, the Project Manager / Contractor will be notified and the best technical remedy and associated costs will be agreed upon. Any alterations or deviations from the above described procedures that result in additional costs will be agreed upon in writing. Both parties to this contract agree to resolve any contract disputes via binding arbitration under the auspices of the American Arbitration Association and waive the right to file suit to circumvent this clause. Damage to completed work caused by other trades or acts of vandalism will not be the responsibility of High Performance Surfacing, Inc. Upon receipt of payment in full, High Performance Surfacing, Inc. will issue a five year warranty. Warranty does not cover effects caused by hidden structural damages. This agreement is contingent upon strikes, accidents or other delays beyond the control of High Performance Surfacing, Inc.

ERNESTO FERNANDEZ President  
High Performance Surfacing, Inc.

Authorized Signature



**Key West International Airport and  
Florida Keys Marathon Airport  
Disadvantaged Business Enterprise (DBE) Program**

High Performance Surfacing Inc. has been certified by the Key West International Airport and the Florida Keys Marathon Airport, as a Disadvantaged Business Enterprise for a period of three years.

Certification Number: 2004006

Certification Expiration: 1 August 2007



A handwritten signature in black ink, appearing to read "Jerome Fain Jr.", written over a horizontal line.

Jerome Fain Jr., DBE Liaison Officer





October 21, 2004

Mr. Ernesto Fernandez  
President  
High Performance Surfacing, Inc., (HPS)  
2850 NE 41 Road  
Homestead, Florida 33033

**Reference:** *Decorative Pedestrian Traffic-Bearing Waterproofing  
Material (Topping Waterproof, Sliding Resistant)*

Dear Mr. Fernandez:

Provide Proposal for 4,360 square feet of decorative pedestrian traffic-bearing water proofing material (topping waterproof, sliding resistant) to be used on ramp, walkway or stair area, located at the (Custom Building) at Key West International Airport. Finish, style, pattern, and color must be approved by the Owner. Contractor may use Neogard ® Products or approved equal (Refer to Technical Specifications, Section S-002).

The following has been attached:

- a.) Technical Specifications – Section S-002-1 thru S-002-6.

Please submit Proposal within (10) ten days of dated letter.

If you have any questions, please call (305) 514-2425.

Sincerely,

**URS Corporation**

  
(AG) Andres Gutierrez, PE

Xc: Mil Reisert, PE – URS Corp.  
Project File: 12638099.00000





October 19, 2004

Mr. Jim Covert  
CoMan Caulking & Waterproofing  
1395 NW 17<sup>th</sup> Avenue  
Suite 104  
Delary Beach, Florida 33445

**Reference:** *Decorative Pedestrian Traffic-Bearing Waterproofing Material (Topping Waterproof, Sliding Resistant)*

Dear Mr. Covert:

Provide Proposal for 4,360 square feet of decorative pedestrian traffic-bearing waterproofing material (topping waterproof, sliding resistant) to be used on ramp, walkway or stair area, located at the (Custom Building) at Key West International Airport. Finish, style, pattern, and color must be approved by the Owner. Contractor may use Neogard ® Products or approved equal (Refer to Technical Specifications, Section S-002).

The following has been attached:

- a.) Technical Specifications – Section S-002-1 thru S-002-6.

Please submit Proposal within (10) ten days of dated letter.

If you have any questions, please call (305) 514-2425.

Sincerely,

**URS Corporation**

Andres Gutierrez, PE

Xc: Mil Reisert, PE – URS Corp.  
Project File: 12638099.00000





October 19, 2004

Mr. Jim Andrews  
General Caulking & Coatings  
101 NW 176<sup>th</sup> Street  
Miami, Florida 33169

**Reference:** *Decorative Pedestrian Traffic-Bearing Waterproofing  
Material (Topping Waterproof, Sliding Resistant)*

Dear Mr. Andrews:

Provide Proposal for 4,360 square feet of decorative pedestrian traffic-bearing waterproofing material (topping waterproof, sliding resistant) to be used on ramp, walkway or stair area, located at the (Custom Building) at Key West International Airport. Finish, style, pattern, and color must be approved by the Owner. Contractor may use Neogard ® Products or approved equal (Refer to Technical Specifications, Section S-002).

The following has been attached:

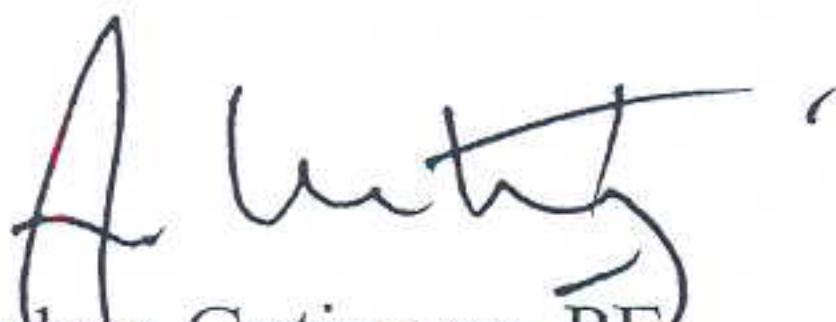
- a.) Technical Specifications – Section S-002-1 thru S-002-6.

Please submit Proposal within (10) ten days of dated letter.

If you have any questions, please call (305) 514-2425.

Sincerely,

**URS Corporation**



Andres Gutierrez, PE

Xc: Mil Reisert, PE – URS Corp.  
Project File: 12638099.00000





October 19, 2004

Mr. Jeff Snyder, Sr.  
Metro Caulking & Waterproofing  
1100 SW 30<sup>th</sup> Avenue  
Pompano Beach, Florida 33064

**Reference:** *Decorative Pedestrian Traffic-Bearing Waterproofing  
Material (Topping Waterproof, Sliding Resistant)*

Dear Mr. Snyder:

Provide Proposal for 4,360 square feet of decorative pedestrian traffic-bearing water proofing material (topping waterproof, sliding resistant) to be used on ramp, walkway or stair area, located at the (Custom Building) at Key West International Airport. Finish, style, pattern, and color must be approved by the Owner. Contractor may use Neogard ® Products or approved equal (Refer to Technical Specifications, Section S-002).

The following has been attached:

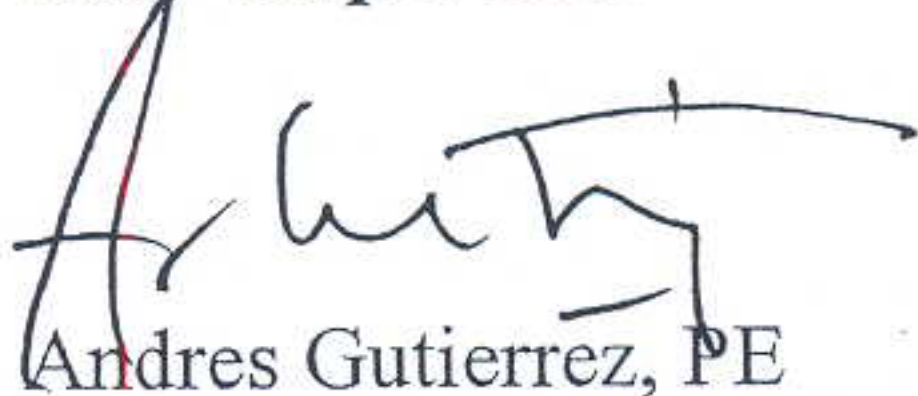
- a.) Technical Specifications – Section S-002-1 thru S-002-6.

Please submit Proposal within (10) ten days of dated letter.

If you have any questions, please call (305) 514-2425.

Sincerely,

**URS Corporation**



Andres Gutierrez, PE

Xc: Mil Reisert, PE – URS Corp.  
Project File: 12638099.00000





October 19, 2004

Mr. Porter Croft  
Western Waterproofing  
1491 W. Copans Road  
Pompano Beach, Florida 33063

**Reference:** *Decorative Pedestrian Traffic-Bearing Waterproofing  
Material (Topping Waterproof, Sliding Resistant)*

Dear Mr. Croft:

Provide Proposal for 4,360 square feet of decorative pedestrian traffic-bearing water proofing material (topping waterproof, sliding resistant) to be used on ramp, walkway or stair area, located at the (Custom Building) at Key West International Airport. Finish, style, pattern, and color must be approved by the Owner. Contractor may use Neogard ® Products or approved equal (Refer to Technical Specifications, Section S-002).

The following has been attached:

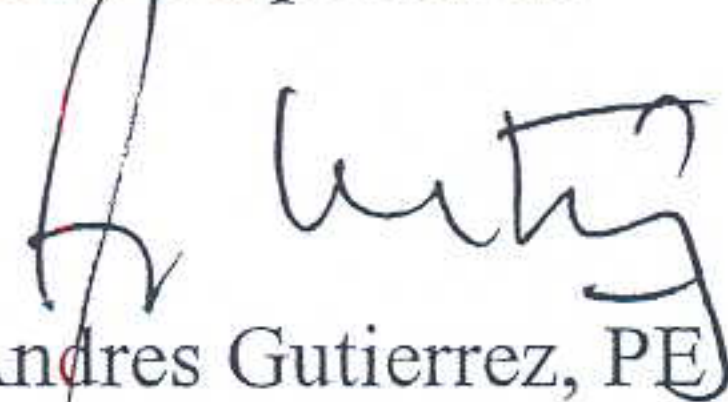
- a.) Technical Specifications – Section S-002-1 thru S-002-6.

Please submit Proposal within (10) ten days of dated letter.

If you have any questions, please call (305) 514-2425.

Sincerely,

**URS Corporation**



Andres Gutierrez, PE

Xc: Mil Reisert, PE – URS Corp.  
Project File: 12638099.00000



**ITEM S-002**  
**DECORATIVE PEDESTRIAN**  
**TRAFFIC-BEARING WATERPROOFING**

**PART 1 - GENERAL**

**1.01 SUMMARY**

- A. Provide labor, materials, equipment and supervision necessary to install a fluid-applied decorative, pedestrian deck coating system as outlined in this specification to new or existing concrete surfaces.
- B. The manufacturers application instructions for each product used are considered part of this specification and should be followed at all times.

**1.02 SYSTEM DESCRIPTION**

- A. Decorative Peda-Gard, or approved equal, shall be a complete system of compatible materials to create a seamless waterproof membrane.
- B. Decorative Peda-Gard, or approved equal, shall be designated for application on the specific type of deck indicated on the drawings.

**1.03 SUBMITTALS**

- A. Product Data: Submit product literature and installation instructions.
- B. Project Reference List: Submit list of projects as required by this specification.
- C. Samples: Submit samples of specified pedestrian deck coating system. Samples shall be construed as examples of finished color and texture of the system only.
- D. Applicator Approval: Submit letter from manufacturer stating applicator is approved to install the pedestrian deck coating system.
- E. Warranty: Submit copy of manufacturers standard warranty to cover a period of 5 years.

**1.04 QUALITY ASSURANCE**

- A. Applicator Qualifications: Applicators shall be approved to install specified system.
- B. Requirements of Regulatory Agencies: Materials used in the pedestrian deck coating system shall meet Federal, State and local VOC regulations.

**1.05 DELIVERY, STORAGE AND HANDLING**

- A. Delivery: Materials shall be delivered in original sealed containers, clearly marked with supplier's name, brand name and type of material.
- B. Storage and Handling: Recommended material storage temperature is 75°F (23.8°C). Handle products to avoid damage to container. Do not store for long periods in direct sunlight.



## 1.06 JOB CONDITIONS

### A. Environmental Conditions:

1. Do not proceed with application of materials when deck temperature is 40°F (4.4°C).
2. Do not apply materials unless surface to receive coating is clean and dry, precipitation is imminent.

### B. Safety and Health Conditions:

1. During coating application, it is **essential** that maximum effort is made to protect the coating mechanic and others near the workplace from breathing vapors coming in contact of material with skin or eyes.
2. In confined areas, the best form of protection against organic solvents or other potentially sensitizing vapors is a **fresh air supply**.
3. In unrestricted (open outdoor) areas, it is recommended to wear a suitable mask or respirator of a type approved by NIOSH/MSHA.
4. To prevent excessive skin contact with the material, it is recommended to wear fabric coveralls and neoprene or other resistant gloves. To prevent eye contact wear a full-face mask or OSHA-approved protective goggles.

### C. Protection:

1. Keep products away from heat, sparks, and flames. Do not allow use of spark producing equipment during application and until vapors are gone. Post "No Smoking" signs.
2. The overspray and/or solvents from coatings can carry considerable distances and care should be taken to do the following:
  - a. Post warning signs a minimum of 100 feet from the work area.
  - b. Mask off or cover all air intakes near the work area to prevent odors from entering occupied areas of the building or structure.
  - c. Set up wind breaks when needed.
  - d. Minimize or exclude all personnel not directly involved with the coating application.
  - e. Have CO2 or other dry chemical fire extinguishers available at the jobsite.
  - f. Provide adequate ventilation.
3. After completion of application, do not allow traffic on coated surfaces for a period of at least 48 hours at 75°F (23.8°C) and 50% R.H., or until completely cured.



4. Protect plants, vegetation and animals which might be affected by coating. Use drop cloths or masking as required.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

Pedestrian Deck Coating Material:

- 1. Primer: Concrete and metal primers as required by manufacturer.
- 2. Sheet Flashing: 6" or 12" wide non-staining elastomeric sheet flashing material having a minimum thickness of 60 mils.
- 3. Liquid Flashing: 70410 or 7430 series polyurethane coating, or approved equal.
- 4. Aggregate: Ultra violet (UV) stable, color-coated, inorganic quartz aggregate, or approved equal. Contact manufacturer for available colors.
- 5. Elastomeric Base Coat: 70410 polyurethane coating, gray in color, or approved equal.
- 6. Elastomeric Mid Coat: 7400 series polyurethane coating, gray or tan in color, or approved equal.
- 7. Topcoat: Acrylithane HS-2, clear in color, or approved equal.
- 8. Sealant: 70991 or other polyurethane sealant approved by manufacturer.

**2.02 MATERIAL PERFORMANCE CRITERIA**

The minimum performance requirements for the elastomeric deck coatings to be used on this project are:

PERFORMANCE REQUIREMENTS OF CURED FILM			
PHYSICAL PROPERTIES	TEST METHOD	BASE COAT	MID COAT
Tensile Strength	ASTM D412	1,200 psi	2,500 psi
Elongation	ASTM D412	400%	400%
Permanent Set	ASTM D412	< 10%	< 30%
Tear Resistance	ASTM D1004	100 lb/in	200 pli
Water Resistance	ASTM D471	< 3%	< 3%
MVT, English Perm	ASTM E96	2.6 @ 20 mils	1.3 @ 30 mils
Taber Abrasion (cs17)	ASTM D4060	30 mg/1,000 rev	25 mg/1,000 rev
Shore A	ASTM D2240	70 – 75	75 – 80
Adhesion	ASTM D4541	300 psi	300 psi



## **PART 3 - EXECUTION**

### **3.01 EXAMINATION**

Concrete: Verify that the work done under other sections meets the following requirements:

1. The concrete deck surface is free of ridges and sharp projections. If metal forms or decks are used, they should be ventilated to permit adequate drying of concrete on exterior exposed deck.
2. The concrete was cured for a minimum of 28 days. (Minimum of 3,000 psi compressive strength). Water-cured treatment of concrete is preferred. The use of concrete curing agents, if any, shall be of the sodium silicate base only; others require written approval by manufacturer.
3. The concrete was finished by a power or hand steel trowel followed by soft hair broom to obtain light texture or "sidewalk" finish.
4. Damaged areas of the concrete deck be restored to match adjacent areas. Use 100% solids epoxy and sand for filling and leveling.

### **3.02 PREPARATION**

- A. Cleaning: Surfaces contaminated with oil or grease shall be vigorously scrubbed with a power broom and a strong non-sudsing detergent. Thoroughly wash, clean, and dry. Areas where oil or other contaminants penetrate deep into the concrete may require removal by mechanical methods.
- B. Shot Blasting: Required surface preparation method for remedial construction, is also the preferred method for new construction. Mechanically prepare surface by shot blasting to industry standard surface texture (ICRI's CSP3-4) without causing additional surface defects in deck surface. Shot blasting does not remove deep penetrating oils, grease, tar or asphalt stains. Proper cleaning procedures should be followed to insure proper bonding of the deck coating. Note: If shot blasting is not practical, treat concrete surfaces with 10% to 15% solution of muriatic acid to remove laitance and impurities. After acid has stopped foaming or boiling, immediately rinse thoroughly with water. Re-rinse as required to remove muriatic acid solution. Acid etching does not remove deep penetrating oils, grease, tar or asphalt stains. Proper cleaning procedures should be followed to insure proper bonding of the deck coating.
- C. Cracks and Cold Joints: Visible hairline cracks (up to 1/16" in width) in concrete and cold joints shall be cleaned, primed as required and treated with liquid flashing a minimum distance of 2" on each side of crack to yield a total thickness of 30 dry mils. Large cracks (over 1/16" in width) in concrete shall be routed and sealed with sealant. Sealant shall be applied to inside area of crack only, not applied to deck surface. Detail sealed cracks with liquid flashing a distance of 2" on each side of crack to yield a total thickness of 30 dry mils.
- D. Control Joints: Seal secondary control joints with sealant. Sealant shall be applied to inside area of joint only, not applied to deck surface. Detail sealed joints with liquid flashing a distance of 2" on each side of joint to yield a total thickness of 30 dry mils.



- E. Sheet Flashing: Install sheet flashing where indicated on the drawings prior to the application of base coat.
- F. Surface Condition: Surface shall be clean and dry prior to coating.

### **3.03 APPLICATION**

- A. Primer: Where required, apply 1/3 gallon per 100 square feet (300 sf/gl) to all concrete surfaces in strict accordance with procedures outlined by manufacturer. Within 24 hours of application of primer, base coat must be applied. If base coat cannot be applied within 24 hours, reprime.
- B. Base Coat: Apply 1-2/3 gallons per 100 square feet (60 sf/gl) of elastomeric base coat to deck surfaces to yield an average 20 dry mils in strict accordance with procedures outlined by manufacturer. Extend base coat over cracks and control joints which have received treatment.
- C. Aggregate Coat: Apply 2/3 gallon per 100 square feet (150 sf/gl) of elastomeric mid coat to yield an average of 8 dry mils and immediately broadcast aggregate, evenly distributed, into wet coating until refusal at a rate of approximately 40-50 pounds per 100 square feet. When dry, sweep off excess aggregate.
- D. Seal Coat: Apply 3/4 gallon per 100 square feet (133 sf/gl) of topcoat and allow to cure 4 to 8 hours or until tack free.
- E. Topcoat: Depending on surface texture desired, apply 3/4 to 1 gallon per 100 square feet (100 to 133 sf/gl) of topcoat and allow to cure 24 hours before allowing foot traffic. Total system coating thickness averages 32 dry mils exclusive of aggregate.

### **3.04 CLEANING**

Remove debris resulting from completion of coating operation from the project site.

## **PART 4 – METHOD OF MEASUREMENT**

The decorative pedestrian traffic-bearing waterproofing shall be the number of square feet of material performed in accordance with the specifications and accepted by the Engineer.



## **PART 5 – BASIS OF PAYMENT**

Payment shall be made at the contract unit price per square foot of decorative pedestrian traffic-bearing waterproofing. This price shall be full compensation for furnishing all materials, preparation, delivery, application of these materials, and for labor, equipment, tools, and incidentals necessary to complete this item.

Payment will be made under:

Item S-002-5.1 – Decorative pedestrian traffic-bearing waterproofing — per square foot

**END OF SECTION S-002**